



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

MARCH 3, 2005

**PRESENT:** Kennett, Martin, Pyle

**ABSENT:** None

**LATE:** Cain, Fruit

**STAFF:** Senior Planner Linder, Associate Planner Tolentino

### REGULAR MEETING

Vice-Chair Kennett called the meeting to order at 7:07 p.m.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Kennett opened/closed the public comment period. No public comments were received.

### MINUTES:

**FEBRUARY 17, 2005**

**BOARD MEMBERS MARTIN/PYLE APPROVE THE FEBRUARY 17, 2005 MINUTES AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES:** KENNETT, PYLE, MARTIN  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** FRUIT, CAIN

**VICE CHAIR KENNETT INQUIRED WITH THE BOARD AND AUDIENCE IF AGENDA ITEMS 3, 4 & 5 COULD BE CONSIDERED PRIOR TO ITEMS 1 & 2. HEARING NO OBJECTIONS AND WITH THE CONCURRENCE OF THE BOARD ITEMS 3, 4 & 5 WERE CONSIDERED AHEAD OF ITEMS 1 & 2.**

**NEW BUSINESS**

3. **EXTENSION OF TIME, EOT-05-01: E. DUNNE-E-TERNAL TREASURES:** A request for a one year extension of time on the approval of site, landscape and architectural plans for the renovation and remodeling of an existing 4,348 sq. ft. commercial building. The subject property is located at 40 E. Dunne Ave in the CG, General Commercial zoning district.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE THE RESOLUTION NO. 05-007. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN, FRUIT**

4. **SITE REVIEW, SR-05-04: COCHRANE-IN-N-OUT/DENNY'S:** A request for site, architectural and landscape plan approval for the construction of a 5,159-sf sit down restaurant (Denny's) on an approximate one acre site. The site is located in the Tharaldson Planned Unit Development at the northwest quadrant of Cochrane Road and Highway 101.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO CONTINUE THE APPLICATION TO THE MARCH 17 AGENDA. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN, FRUIT**

5. **EXTENSION OF TIME, EOT-04-05: COCHRANE- IN-N-OUT BURGER:** A request for a one-year extension of time of the site, architectural and landscape plan approval allowing for the construction of a 3,253-sf drive-thru fast food restaurant (In-N-Out Burger). The subject site is located in the Tharaldson Planned Unit Development at the northwest quadrant of Cochrane Road and Highway 101.

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE THE RESOLUTION NO. 05-009. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: CAIN, FRUIT**

**AT 7:15 AND 7:25 BOARD MEMBERS CAIN AND FRUIT RESPECTIVELY, ARRIVED AND WERE SEATED.**

**OLD BUSINESS**

1. **SITE REVIEW AMENDMENT, SRA-04-09: RAILROAD-LUSAMERICA:** A request to amend the approved site, landscape and architectural plans for the use of an existing 65,160-sf industrial building for a wholesale seafood distribution facility. The subject site is approximately 7.4 acres in size, and is located at the northeast corner of Barrett Ave. and Railroad Ave. in the MG, General Industrial District.

**BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE THE RESOLUTION NO. 05-005 WITH THE FOLLOWING MODIFICATIONS:**

1. **Prior to the issuance of a building permit the landscape plan shall be revised to include 5-7, 24 inch box size coast redwood trees, to be spaced 15 ft. on-center along the Barrett Ave. frontage.**
2. **Prior to the issuance of a building permit the landscape plan shall be revised to specify the use of Red Fescue grass in areas shown as native grasses.**

**THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:**

**AYES: CAIN, KENNETT, MARTIN, PYLE  
NOES: NONE  
ABSTAIN: FRUIT  
ABSENT: NONE**

2. **SITE REVIEW, SR-04-19: MONTEREY-SOUTH COUNTY HOUSING:** A request for site, landscape and architectural plan approval for the construction of a 67-unit affordable housing project (54 apartment units, one manager's unit, and 12 townhouses). The relocation and modification of a historically designated motor court is also proposed. The subject site is approximately 4.8 acres in size, and is located between Monterey Road and Del Monte Avenue (north of Wright Avenue) in an R3 zoning district.

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE THE RESOLUTION NO. 05-006 WITH THE FOLLOWING MODIFICATIONS:**

1. **The 1 ft. setbacks proposed on lots 1-12 should be reviewed with the Chief Building Official to determine if modifications to the building eaves or site plan are necessary. If building modifications are required, the modified plans shall be reviewed and approved by a subcommittee of the Board.**
2. **Delete "Other Condition" 4 (g)**
3. **Modify "Other Condition" 4 (i) to allow for mulch, in-lieu of ground cover in areas planted with shrubs.**
4. **In addition to the staff conditions the following shall be addressed within a revised landscape plan to be approved by a subcommittee of the Board prior to the issuance of a building permit:**
  - a. **Additional evergreen trees shall be incorporated into the landscape plan.**

- b. Additional landscape articulation shall be provided around the group mailbox area(s).
  - c. Interlocking pavers shall be specified within the private patio/parking areas.
  - d. Landscape planting within the motor court area should include elements which are consistent with the historic theme and capture the plant palette of the motor court era (e.g., ornamental shrubs, clean lines).
- 5. Architectural plans which include details of the architectural materials and dimensions shall be reviewed and approved by a subcommittee of the Board prior to the issuance of a building permit.
  - 6. Site & Architectural approval of Phase I shall expire in March 3, 2006. Site & Architectural approval of Phase II shall expire in March 3, 2007.
  - 7. The architecture of the reconstructed motor court should be revised ideally to be consistent with the proposed transitional building. Staff and the applicant are to consult with the project historical consultant to determine what architectural modifications can be made. Revised plans for the motor court buildings shall be reviewed and approved by a subcommittee of the Board prior to the issuance of a building permit.

**THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

**AYES:**       CAIN, FRUIT, KENNETT, MARTIN, PYLE  
**NOES:**       NONE  
**ABSTAIN:**   NONE  
**ABSENT:**    NONE

**ANNOUNCEMENTS:**

Board members were invited to attend a 4 hr. presentation on Crime Prevention Thru Design. The tentative date for the presentation is Wednesday, April 27. Confirmation of the date and time will follow.

Board member Kennett announced that the street standards within residential areas still preclude park strips and inquired as to when the standards will be changed.

Board member Kennett informed the Board about a 3 year old study that concludes the ARB delays the development process. Board member Kennett requested a copy of the report.

**ADJOURNMENT:**     Chairman Fruit adjourned the meeting at 9:25 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**